

**STARLING**

**1815 SQ. FT • 2 Bedroom  
DOUBLE ATTACHED CAR GARAGE**

- ▶ 26' Pocket Two Story
- ▶ Legal Basement Suite (optional)
- ▶ (1 or 2 bedroom options available)

## 175 starling way Fort Saskatchewan AB

\$523,000

Move-in-ready End of Nov. Welcome to the beautiful community of Southfort Meadows. This charming 4 bedroom - 1815 sq. ft. two-story floor plan with SOUTH facing backyard offers a well-designed layout that combines functionality and comfort. On the main floor, you enter into a welcoming foyer that flows into a spacious open-concept living area. Adjacent to it, the kitchen features a well-planned layout with ample counter space, and a cozy dining area. There is a bedroom/den on the main floor which provides a private, quiet space for work or relaxation, while a conveniently located full bathroom serves guests and enhances accessibility. upstairs, you'll find three comfortable bedrooms, each with generous closet space, a versatile bonus room can serve as an entertainment zone, playroom, or secondary living space. Basement has side entrance for future MOTHER-IN-LAW suite. Home is quick possession and currently at final stages. \$5000 appliance credit included. Pictures are from showhome, to showcase finishes.

Listing Presented By:



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